



**FORGE**  
BUILDING COMPANY

# WHY CHOOSE US

At Forge Building Company, we partner with you from initial concept through design and construction — whether you're developing self storage, RV and boat storage, storage condos, flex space, or pre-engineered metal buildings (PEMBs). Backed by decades of experience, strong supplier relationships, and our own dedicated crews, we bring your vision to life efficiently, precisely, and on budget. Our goal isn't just to build one project for you, but to build a long-term partnership founded on trust, consistency, and the way we execute your plans.

## Structural Engineering

## Material for Steel Building Packages

## Labor to Install



**NATIONWIDE**  
STEEL BUILDING  
CONTRACTOR

**60M**  
square feet

**500**  
projects



**“WE HAVE TO HAVE  
AN EXTREMELY TIGHT  
RELATIONSHIP WITH A  
STEEL PROVIDER AND  
STEEL ERECTOR. IN MY  
EYES, THAT’S FORGE.”**

**ADAM PAKES**  
CEO  
LUXELOCKER





# SELF STORAGE: SINGLE-STORY



## TYPES OF STORAGE:

- Drive-up
- Interior Climate-Controlled
- Enclosed Boat/RV
- Boat & RV Canopies
- Staffed or Virtual Offices

**BONUS FEATURE:** Use buildings around the perimeter of the parcel to create a “Fortress Design” for added security.





# SELF STORAGE: MULTI-STORY



## BENEFITS:

- Maximize Rentable Units on Smaller Parcels
- Enhanced Security and Attract Urban Tenants
- Increase Revenue with Climate-Controlled, Premium Units
- Designed for Long-Term Durability and Return on Investment
- Thermoplastic Polyolefin (TPO) or Standing Seam Roofing (SSR)





# SELF STORAGE: BI-LEVEL



## BENEFITS:

- Site Optimization
- Incorporation of Climate-Controlled Units
- Two Levels without an Elevator

Bi-level self storage facilities offer a unique balance between single-story and multi-story designs, making them an ideal choice for properties with moderate space limitations or sloped terrain.





# SELF STORAGE: CONVERSIONS / IN-FILL



## BENEFITS:

- Lower Development Costs
- Sustainable Development
- Premium Rental Potential
- Community Revitalization
- Faster Time to Market
- Optimized Use of Space

Conversions are a cost-effective way to enter the storage market or expand an existing portfolio by repurposing vacant buildings.





# STORAGE CONDOS



## BENEFITS:

- High Revenue Potential
- Low Tenant Turnover
- Limited Competition
- Flexible Market Positioning
- Durable, Low-Maintenance Construction

These aren't just storage units, they're investment-grade condos. Vehicle-storage condos share many characteristics with office-warehouse or flex condos.





# ENCLOSED BOAT & RV STORAGE



## PREMIUM DESIGN UPGRADES:

- Angled Units (Sawtooth Design)
- Separate Entry Door
- Climate-Controlled
- Pull-Through Units
- Electrical Outlets
- Automatic Door Opener

Offering premium features for Enclosed Boat/RV Storage Units increases the revenue that can be captured for those units. These can also be sold as Storage Condo's.





# CANOPY BOAT & RV STORAGE



## DESIGN FEATURES:

- Light-Gauge Steel (No Rigid Frames)
- Drilled-Pier Footings
- (2) 12' Wide Spaces Between Columns
- Spaces Angled at 90°, 60°, or 45°
- Open or With Sides





# FLEX SPACE



## APPLICATIONS:

- Trades and Contractors
- Light Manufacturing & Fabrication
- E-Commerce & Warehousing
- Automotive & Equipment Services
- Fitness & Recreation: Personal Trainers, CrossFit, Dance Studios
- Golf Simulators
- Creative Studios
- Professional Services
- Building Material & Supply Distributors

Depending on the width of the unit, this type of building can be built with structural steel or light-gauge framing.





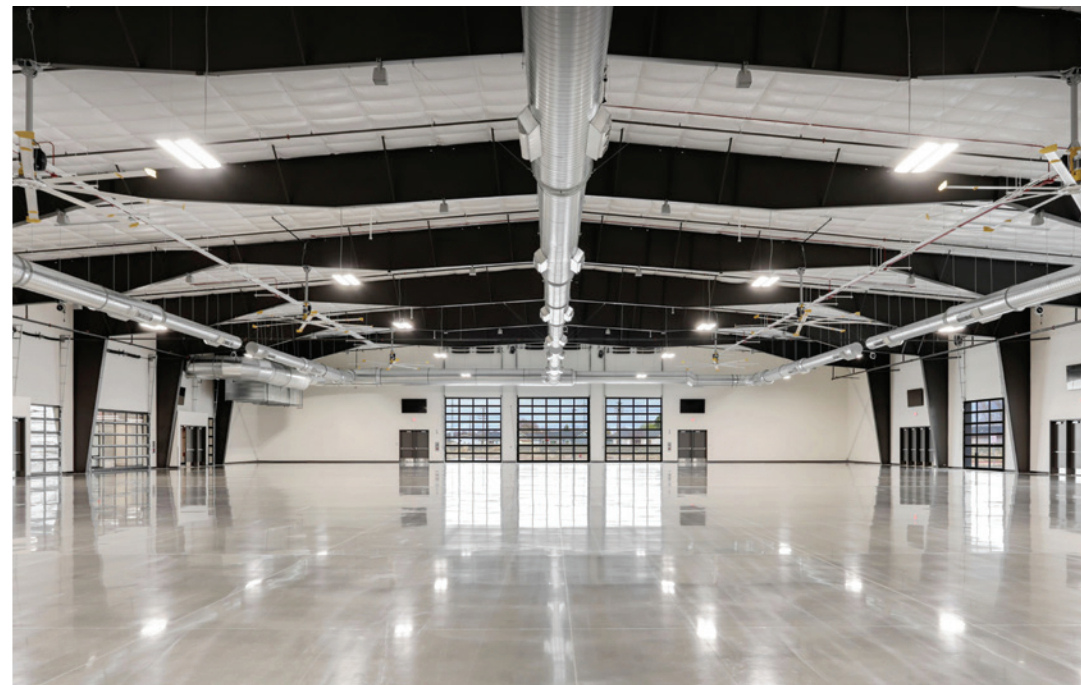
# PRE-ENGINEERED METAL BUILDINGS (PEMB)



## APPLICATIONS:

- Automotive
- Recreation
- Event Centers
- Animal Enclosures
- Agriculture
- Office/Warehouse
- Retail
- Storage

Pre-engineered metal buildings (PEMBs) offer unmatched speed, strength, and cost efficiency for a wide range of commercial applications. They offer a great solution for large spaces where clear/open span is important. This type of building allows for flexibility in the interior design.





**BUILT ON TRUST.  
DELIVERED IN STEEL.**

Contact **(208) 629-2952** *or*  
Visit **forgebuildings.com** today!

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QUOTE REQUEST